

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

# THE ASTORS

have been the shrewdest investors in New York Real Estate

## WHEREVER THEY BOUGHT

the city grew up to it, built upon it  
and it later became the choicest property in the city

## FOR EXAMPLE

They bought the **Medcef Eden property**  
on B'dway from 42d to 46th Sts., running west to the Hudson River  
where the Hotel Astor and many theatres now stand.

The **Thompson farm**  
east and west of 5th Ave., from 32d to 35th Sts.  
where the Waldorf-Astoria and B. Altman & Co. now are,  
and others too numerous to mention  
which are today amongst the most valuable holdings in N. Y. City.

In 1889 they picked out for investment  
The 1669 lots known as the Wallace property

YOU ARE BUYING ON THE ASTOR JUDGMENT  
A GOOD INVESTMENT FOR THE FUTURE!

The demands of the U. S. and England  
for inheritance taxes  
make it necessary for them to sell.

## At the Absolute, peremptory AUCTION SALE

By order of THE FARMERS' LOAN & TRUST CO., Trustee under the trust created by

# WILLIAM WALDORF ASTOR

of 1669 lots

## NOT IN THE SUBURBS BUT RIGHT HERE IN THE CITY AT FIVE SUBWAY STATIONS

Situated on 172nd, 174th, 177th, 178th, 180th Streets and  
Westchester and Tremont Aves., adjacent avenues and streets, Bronx

# HOTEL ASTOR, Broadway and 45th St.

Commencing **WED., JUNE 14, at 1 P.M.**  
and continuing until every lot is sold to the highest bidder without reserve or protection

**Go see the property today**  
Take 7th Ave. subway to 180th St. and Morris Park Ave. station  
or 180th St. and Bronx Park station, or  
Lexington Ave. subway to Sound View Ave. or St. Lawrence Ave. station

80% can remain on installment contract  
70% can remain on mortgage

Title insured free to purchasers by  
The Title Guaranty & Trust Company

Send for booklet to  
**JOSEPH P. DAY, Inc.** or **J. CLARENCE DAVIES, Inc.**  
67 Liberty Street 149th St. and 3rd Ave.  
51 East 42nd St.

CITY REAL ESTATE.  
Brooklyn-Sale or Let.

### FOR SALE

Northwest Corner  
175th St. & Park Ave.  
Well Constructed Building  
43,500 Sq. Ft.  
Suit any business.

67 Liberty St., N. Y. C. Tel. Cort. 0744  
Sole Agent

CITY REAL ESTATE.  
Brooklyn-Sale or Let.

### Own Your Own Bungalow

Half hour from Boro Hall, Brighton Beach Subway to Neck Road Station; bus to property. Lots sold on easy terms: 5 years to pay. Bungalows, \$650 and up; sold on easy terms. Bathing, heating and fishing. Free Title Policy. Three Hundred Satisfied Customers in less than 6 months. Stairs, church, telephone, electric light some of the modern improvements now being installed. Come and see for yourself. **GERRITSEN, PARK INC.**  
153 Remsen Street, Brooklyn.  
Telephone Main 1075.  
Office on Property.  
Phone Coney Island 4733.

**MUST BE SOLD  
REAL BARGAINS**  
No reasonable offer refused.

**\$2000 Cash** gives you title to an up-to-date one family tax exempt, brick house, 7 rooms and bath and garage.  
Come prepared to pay deposit.  
Take Sea Beach Subway to Fort Hamilton Ave. Station  
**EDWARD A. JOHNSON**  
5520 Fort Hamilton Parkway, Brooklyn.  
Tel. Berkshire 3274.

Shore Road Exceptional Opportunity  
Home Overlooking N. Y. Bay  
Large plot, Brooklyn: 25 minutes from downtown New York; modern, sturdy built residence, like new, 13 rooms, 6 open fireplaces and all up to date improvements; remarkable view New York Harbor; most exceptional opportunity for choicest home around New York City; \$18,000 cash, balance on easy terms to suit purchaser; photos, make appointment to see and appreciate. OWNER, 131 78th St., Brooklyn, Tel. Shore Road 1115-3.

CITY REAL ESTATE.  
Queens-Sale or Let.

### COME OUT TO DAY!

Six rooms and tiled bath, hardwood floors, steam heat, electric, gas, gas range; laundry in cellar; beautifully decorated; \$1,000 gives you possession; prices \$7,800, \$8,000, \$10,500. Write or call **QUEENS VILLAGE HOMES, INC.**, Jericho Turnpike and 210th St., Queens, L. I. Take Long Island Railroad to Queens station, cross tracks to Jericho Turnpike, turn left 2 blocks to 210th St. Office 4th house from corner, on 210th St. Telephone Holles 4450.

CITY REAL ESTATE.  
Queens-Sale or Let.

### Kew Gardens

Long Island  
10 Minutes from the Heart of Manhattan

## Exceptional Offerings

6 Rooms and 1 Bath  
\$12,250 and \$14,750

7 Rooms and 2 Baths  
\$14,500 and \$16,500

8 Rooms and 2 Baths  
\$21,000 and \$23,500

8 Rooms and 3 Baths  
\$27,500 and \$28,000

**EDGEWORTH SMITH, Inc.**  
Sole Agents for Kew Gardens Corporation  
1 West 44th Street, New York  
Phone Fittroy 5190  
Office at Kew Gardens Station  
Phone Richmond Hill 1713

CITY REAL ESTATE.  
Queens-Sale or Let.

### 50 QUEEN ANNE HOUSES

on MADISON AV. in QUEENS VILLAGE  
10 ALREADY SOLD.  
All detached, with separate auto drive; every improvement. Can be occupied within 20 days.

**PRICE \$6,000 UP**  
GEDDES, Always on premises.  
Take L. I. RR. to Queens Station. Walk east on Jericho Turnpike direct to Builders' office. Tel. Holles 4680-J.

### Excellent Suburban Real Estate

in  
WESTCHESTER  
LONG ISLAND  
CONNECTICUT  
NEW JERSEY  
and other localities

Advertised Every Day  
in  
The New York Herald

CITY REAL ESTATE.  
Queens-Sale or Let.

### DOWN COME PRICES!

Buy a Fine House in Long Island.  
In Hollis, an exclusive section. There are just a few of these fine 6 room houses left. They have every modern improvement, including parquet floors, tiled bathroom and kitchen, individual driveway. Price \$9,750.

**\$2,500 DOWN**  
BALANCE EASY PAYMENTS.  
Present residents paid \$11,000 and upward for these same houses and are satisfied they got a bargain. These ideally located Colonial cottages are conveniently reached from Hollis Station. Walk one block north to Jamaica Ave. and two blocks east to property.

**Builders' Middle Holding Corp.**  
Jamaica Avenue and 195th Place.  
Phone 4531-W Hollis.

CITY REAL ESTATE.  
Queens-Sale or Let.

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## Build To-Day! Save \$1,932

### ON THIS COMFORTABLE 5 ROOM AND BATH HOME

THE CAROLINA (Illustrated)  
This beautiful home containing 5 rooms and bath and full sized cellar foundation; modern up-to-date plumbing and electrical fixtures, and heating system. Built complete under the Economy-Built Plan, ready for you to move into for \$4,750.  
Or, if you prefer to do your own building, you may purchase the ready cut-to-fit lumber, mill-work, "Sheetrock," hardware, glass, etc., for \$1,950.

Think of having an ideal home built for you, scientifically planned and architecturally perfect, of the finest materials—and at a saving of at least one quarter over any other method of building. We will do it for you by the

## Economy-Built Plan

By buying all materials—lumber, hardware, plumbing and electrical fixtures—everything, at wholesale prices, and because we cut all lumber in our big mill in Long Island City, ready to fit together on your lot, we save all middlemen's profits and hundreds of hours of carpenters' costly time.

## YOU SAVE AT LEAST 26 1/2%

Thousands of New Yorkers are saving money by building under our modern methods. It's the most satisfactory and economical plan ever offered.

Prove it to your own satisfaction today. Visit our salesrooms. See the exceptional quality and finish that goes in every Economy-Built Home. Figure for yourself the tremendous savings over other methods of building.

**We Will Assist You In Financing Your Home**  
Besides the Carolina Model there are over 100 styles of Economy-Built Homes to choose from at prices from \$4,000 to \$30,000. Write or call for free booklet of styles and floor plans.

**Lumber for Sale—Wholesale or Retail**  
Open Sundays 'till 6 p. m.—Week Days 'till 9 p. m.

**Economy-Built Homes & Lumber Co., Inc.**  
GRAND CENTRAL TERMINAL (Depot)  
42nd Street Entrance: take elevator at track 23 to 5th floor  
Suite 5630-32-34-5933-35-37-39 Telephone Murray Hill 4201 and 4202

**ECONOMY BUILT HOMES**  
26 1/2% Minimum Saving!

CITY REAL ESTATE. Brooklyn-Sale or Let. CITY REAL ESTATE. Brooklyn-Sale or Let. SUBURBAN REAL ESTATE. Long Island-Sale or Let.

### Save Rent and Secure an Income

New High-Grade  
Two-family, semi-detached brick houses  
Tapestry brick and limestone construction

Eleven rooms and two-baths. Every modern convenience, including steam heat, electric light, glass enclosed porch, hardwood floors, garage driveway.

Price \$17,750 to \$20,000  
Tax Exemption

Eastern Parkway Section  
Sullivan St. bet. Bedford and Rogers Aves.  
A High-Class Residential Section  
Two blocks from R. R. T. Subway (Prospect Park Station) and two blocks from the Interboro Subway (Sterling St. Station)

## REALTY ASSOCIATES

162 Remsen Street Capital and Surplus \$5,000,000 Brooklyn, N. Y.

Queens-Sale or Let. Queens-Sale or Let.

### LOCUST VALLEY

Colonial House 14 Acres  
Price \$65,000  
Rent \$4,500 Season Furnished

Near Piping Rock and Nassau Country Clubs  
Modern house, 6 master and servant bedrooms, 5 baths, garage, 3 cars; 3 rooms and bath.  
Can be purchased for value of land alone  
**WARREN MURDOCK**  
682 Fifth Ave., N. Y. Vanderbilt 0486.

### GREAT NECK, L. I.

Small estate, land 3 acres; house 9 bedrooms, 5 bathrooms; 4 car garage; sand bathing beach; trees, shrubs, flowers, exceptional bargain.  
Sale or lease by year. Italian stucco house, red tile roof, 10 rooms, 5 baths; 2 car garage with chauffeur's quarters. Fine plot, near station and golf club. Offers considered.

Great Neck, L. I., Office Open Sunday  
**HARVEY CRAW**  
622 5th Ave. Great Neck, L. I.  
Tel. Vanderbilt 4048 Tel. Great Neck 308

### Rockaway Point

FURNISHED BUNGALOWS  
OCEAN FRONT TO LET  
\$200 and Up for Season  
4 and 5 Rooms

Brighton Beach L. Sheepshead Bay station. Then by boat to Rockaway Point.  
Boats to Rockaway Point leave every half hour.  
**Rockaway Point Co., Inc.**  
153 Remsen St., Brooklyn.

### EASTERN LONG ISLAND

Pecanic Bay & L. I. Sound  
Illustrated booklet will be mailed upon receipt of 25c.

**COTTAGES, SUMMER HOMES and CAMPS** for rent and sale; also Share Front.

**Malba-on-Sound, Whitestone**  
New stucco house, 9 rooms, 3 baths, laundry extension; 2 porches and garage; beautiful location; golf, tennis club 5 minutes walk; station 10 minutes; 24 minutes to Penn. Station, 30 minutes motor to 50th St. Bridges through Flushing to Sound; best residential section; near city; combined advantage cannot be equaled; seen any time.  
Malba Drive and 4th av. HYND, Flushing, 3301-R.  
Telephone 3301-R.

Along the North and South Shores of Beautiful Eastern Long Island  
Ocean, Sound, Bays, Bungalows, Summer Homes, Estates  
SALE or RENT  
**DUGAN BROTHERS**  
Buff. Co. Trust Bldg.  
RIVERHEAD, L. I.

### BAY SHORE

BRIGHT WATERS  
Furnished Homes  
**TERRY & GIBSON**  
New Courtland Hotel Block.  
Tel. 10 Bay Shore, N. Y.

### LONG BEACH

To Rent—3 room cot. \$400; upper part of cottage, \$350; near ocean. See WALSH-HAYTHER, side of station.

**NORTH SHORE REAL ESTATE**  
L'ECLEUSE, WASHINGTON & CO.  
65 East 54th St. Vanderbilt 3226.

### TWO-FAMILY BRICK HOUSES AT RIDGEWOOD

With Brick Garages for two cars.  
BRICK ENCLOSED PORCHES  
Under Tax Exemption Bill.  
11 ROOMS, EVERY MODERN IMPROVEMENT  
All City Improvements and Asphalt Street.

**GEORGE VIEBROCK, OWNER & BUILDER**  
On Premises Daily and Sunday.  
SUMMERFIELD ST. and CYPRESS AV.  
RIDGEWOOD—BROOKLYN, N. Y.  
PHONE EVERGREEN-2615.

### Along the Sound

30 MINUTES FROM CITY.  
Charming brick dwelling, 15 rooms, 6 baths, living room 30x40, large sun parlor and billiard room; 4 car garage; chauffeur's quarters; large grounds, all kinds of trees and shrubs; flower garden and tennis court. Built by owner for permanent home; must be sold.

**Frederick Fox & Co., Inc.**  
MADISON AV. & 41ST, N. Y. City

### Beautiful Tract

of 100 acres of fields and woodland, with 1000 ROCK and also miles wide old farm house, barn, etc., for remodeling; real country; 6 miles New Canaan; nine stone stables; \$14,000. No change. Address A 2808 Herald, Herald sq.

### AT YONKERS ON THE HUDSON

House with attractive grounds 4 acres extent; large 11 rooms and bath, electric; convenient to station, churches, schools; desirable; \$12,000. No change. Address A 2808 Herald, Herald sq.

### BELL & WARREN

30 Getty Square, Yonkers.

### GREAT NECK OPPORTUNITY.

We finance 75% of total cost.  
\$5,000 Cash gets you \$20,000 Home.  
ESTATES CLUB REALTY CORPORATION  
See Mr. Hardway in the Progress Bayview Av., opp. Spanglers Hotel.  
Great Neck 88, or your Broker.

### BAY SHORE & BRIGHTWATERS.

Furnished Cottages and Bungalows, FOR RENT. 2015 SUMMER BEACH, N. Y. C. Every cottage listed. Illus. Catalogue. W. A. Schwab Bay Shore, L. I. Phone 389.

### A COMMUTER'S FARM

OF FIVE ACRES.  
Attractive buildings, improvements. No reasonable offer refused. Phone Fittroy 2846, or B. GLIDENBERG, No. 1 W. 34th St. N. Y. C.

### LONG BEACH

For Sale or To Let—labeled; near station; price \$14,500; easy terms. See WALSH-HAYTHER, side of station, or phone Fittroy 0294.

Real Estate Along the Great South Bay.  
**JEREMIAH ROBBINS, Babylon, L. I. Tel. 12.**

SUBURBAN REAL ESTATE.  
Long Island-Sale or Let.

## Luerssen

BEAUTIFUL BALDWIN

43 Minutes from Manhattan. With good reputation, plus small cash, I can arrange easy first payments.

Pretty 6-room cottage, southern exposure, built by day worker, nice section, near schools; \$1,000 cash; Price \$4,500.

Near Prospect, 6-room cottage, also beat, all improvements, on corner, garage; cash \$1,000; Price \$5,000.

5-room bungalow, stucco, new, on corner, large plot, every modern improvement, possibilities for 2 rooms extra; cash \$1,000; \$50 a month will carry all payments including principal. Price \$4,500.

6-room cottage, living room 20 feet long, open fireplace, built-in bookcases; beam ceiling; built-in bathtub with concealed showers; sun porch, hot water heat; fine 2-car garage; beautiful trees; small cash. Price \$7,000.

Distinctive 5-room stucco bungalow at Prospect, new, steam heat, garage, glassed-in porch; large plot; near depot; school; select section; \$1,500 cash. Price \$7,000.

Magnificent 6-room cottage, steam heat, garage, built-in bathtub, 10 minutes from depot; all improvements cash \$800. Price \$7,500.

Beautiful new 7-room small cottage, on 7,000 square feet of ground; fronting on beautiful street with back facing another main road; central heat; open fireplace; butler's pantry; separate, within 5 minutes of depot; reasonable cash. Price \$9,000.

Impressive 10-room Colonial style, from depot; maple floors; every modern improvement; 2-car garage; finest of stucco; nearly new; hot water heat; open fireplaces; reasonable cash. Price \$11,000.

**C. H. LUERSSEN**  
BALDWIN, L. I.  
Tel. Freeport 1048 daily and Sunday.  
New York Office: Vanderbilt Avenue Building, 21 E. 42nd St., 300-411.  
Mr. F. G. Smith, manager. Tel. Vanderbilt 6402 on business days and hours.

### MILL NECK

462 Ft. Water Front  
On Oyster Bay Harbor  
6 1/2 ACRES, COMMANDING VIEW  
Scenic home, 5 master bedrooms, 3 master baths, 3 maid's rooms and bath, billiard room, sleeping porch, commodious living quarters, garage accommodating 5 cars, with apartment and bath; poultry house, kitchen and flower gardens.  
This property is in wonderful repair, ready for immediate occupancy, offered at \$55,000, a price way below its value, in order that the estate be immediately sold.

**Baker Crowell, Inc.**  
47 West 34th St., New York City.  
Fittroy 0038. Great Neck 386.

SUNDAY (or any day) when motoring on Long Island, motor out to  
**SHOREHAM,**  
naturally the most beautiful spot on the wonderful North Shore. LONG ISLAND SOUND AT SHOREHAM IS SOME TWENTY-TWO MILES WIDE, which gives owners of HILL-TOP ESTATES there magnificent land and water views. THE BATHING BEACH IS IDEAL AND SAFE, even for children, and THE LONGEST AND BEST BEACH ON LONG ISLAND. Permit to drive to the water's edge and full detailed particulars of land, houses, SHORE FRONT and HILL-TOP properties obtainable there can be had from R. J. MOTLEY at the Power Plant when you reach SHOREHAM. Full particulars and also particulars of how to reach Shoreham by train or motor can be had upon application to NILES and JOHNSON, 54 Wall Street.

### BELLE HARBOR

on Rockaway Beach, L. I.  
New, attractive, all year home, 11 rooms, 3 baths; also 2 car garage, in best residential section. Half block from private beach, on Beach 121st Street, 35 minutes from Penn. Station. Plot 60x100. Tax exempt. Must be seen to be appreciated.  
OWNER, 175 Beach 133d St., Belle Harbor.